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think it would be a great carrot and a great encouragement to get people to do something about their rundown houses. I haven't heard of any described areas, as Senator Chambers mentioned, that it would tag a whole area as being blighted. I haven't heard of any intent to divide up the city in that manner. I think an individual home owner who was fearful about having a rise in his taxes, if the house was rundown and considered blighted. I believe that that individual home owner could have his home improved. It would do a lot of good all over the city and any other city in the state. Thank you.

PRESIDENT: Senator Warner.

SENATOR WARNER: I wish to point out when I listened to Senator Swigart's arguments, essentially, he's saying the same thing, I think, in support that I've been saying in opposition. That is that the property tax system discourages people from keeping their property up or making improvements. I do not disagree with that. Under this provision you have to let the dwelling decay until it becomes blighted, whatever that will be by definition, before you become a tax break. It seems to me that this is an incentive to allow property to deteriorate in order to take advantage of a tax break rather than to keep it up. It seems to me the encouragement ought to be on the basis of making the ownership of property not so expensive because of taxes that discourages from keeping it up. Rather you ought to encourage the people to keep the property up and never allow them to become blighted in the first place.

PRESIDENT: Senator Murphy.

SENATOR MURPHY: I don't know where we're going to quit with these tax exemptions. It's constitutionally forbidden that we will have special taxation. The fact that we're going to make this amenable to all cities in no way alleviates the fact that, as between citizens, you are encouraging deterioration in all of our cities now instead of just Omaha. We have exempted, and exempted, and exempted. Every time we do this it's marvelous. We have helped somebody. On the other hand it's very unfortunate because the poor devil who has maintained his home, who has paid his taxes, is now going to support the additional burden of our rising cost of government even further. I would suggest you've got the cart in front of the horse. Let's favor the man who in deference to his neighbors does maintain his property. Let's have a tax penalty put on those people who would let things deteriorate and become an eyesore.

PRESIDENT: Senator Schmit.

SENATOR SCHMIT: Mr. President, members of the Legislature, I'm in a difficult position on this because, as Senator Warner has outlined, the problem is one that's statewide. I think perhaps I'm going to support the motion, as Senator Cavanaugh. I would say this, I would hope then that those persons who are solving their own local problem would recognize that the problem is statewide and will be willing to look at the problem on the statewide basis and not on the prevential basis in the future. Thank you.